

<b>Family Name</b>	Booth
<b>Given Name</b>	Patricia
<b>Person ID</b>	1286388
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Booth
<b>Given Name</b>	Patricia
<b>Person ID</b>	1286388
<b>Title</b>	JPA 35: North of Mosley Common
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	NA
<b>Soundness - Effective?</b>	NA
<b>Compliance - Legally compliant?</b>	NA
<b>Compliance - In accordance with the Duty to Cooperate?</b>	NA
<b>Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</b>	<p>The roads around Mosley Common are already heavily congested and the new houses currently being built will only add to this, let alone additional houses that are proposed to be built. Additional building of houses will overload an already saturated road infrastructure system and will destroy a valuable wildlife-rich site.</p> <p>The laws of supply and demand for housing are not always as simple as proposed and previous household projections in the North West, such as the Government Office for the North West, Regional Planning Guidance for the North West (RPG13) TSO, 2003, have highlighted this. The oversupply of new housing has meant house prices have actually dropped and has also triggered a spiral of neglect and abandonment of homes as housing markets do not behave as they should. Falling house prices does not stimulate demand but can in fact curtail it.</p> <p>The carbon footprint of building a new two-bedroomed house has been calculated at 80 tonnes (over eight times a UK citizens" current average annual footprint, which has to be reduced by 80 per cent by 2050) and building a new home is only the tip of the iceberg. There needs to be street lighting, sewers, gas, electric and communication networks built etc.</p>
<b>Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.</b>	<p>Reliance on the market has manifestly failed to provide affordable homes that ordinary people can afford and building new houses needs to be viewed not only as an investment opportunity but also be looked at from a climate change perspective.</p> <p>We need to look at building homes to ensure a stable supply of genuinely affordable homes that will minimize environmental impact and strengthen communities, not jeopardize nature-rich areas and upset community spirit.</p>